

# COMMITTEE AMENDMENT FORM

DATE: 05/30/07

COMMITTEE ZONING PAGE NUM. (S)    

ORDINANCE I. D. #06-O-0629 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING TWO (2) CONDITIONS INCLUDING A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING DATED 02/15/07.

AMENDMENT DONE BY COUNCIL STAFF 05/30/07

City Council  
Atlanta, Georgia

**07-0-0629**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-25**  
Date Filed: 2-15-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1280 Ralph David Abernathy Boulevard, S.W.**, be changed from the R-5 (Two family Residential) District to the C-1-C (Community Business-Conditional) District to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 139, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for Z-07-25 for 1280 Ralph D. Abernathy Blvd, S.W.**

1. Site plan for William Gunn received by the Bureau of Planning on February 15, 2007.
2. Property shall be used only for offices, clinics, laboratories, studios, and similar uses.

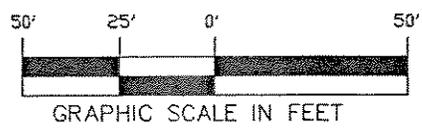
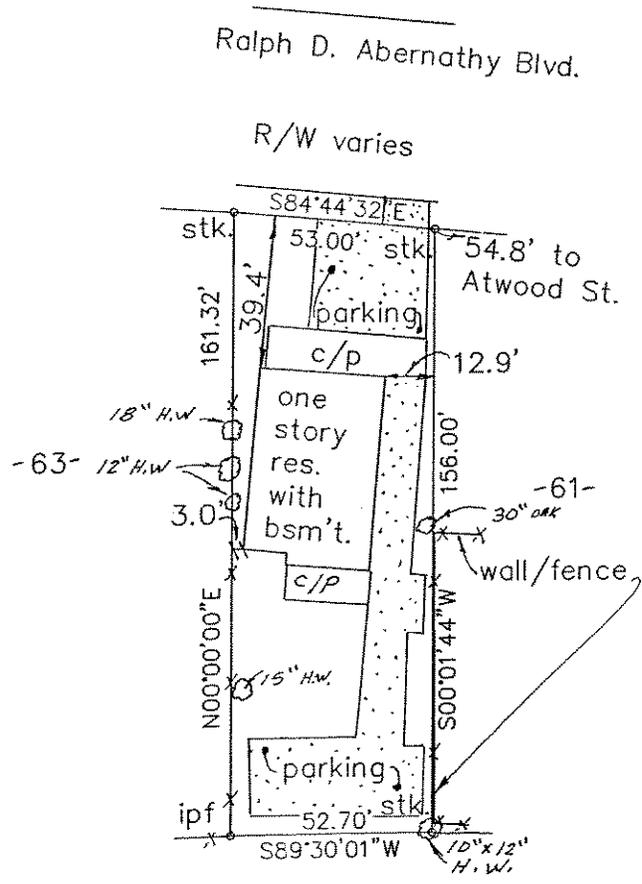
REFERENCE  
 PLAT BOOK 8 PAGE 117

NO PORTION OF THIS PROPERTY  
 LIES WITHIN A FEDERALLY DESIGNATED  
 100 YEAR FLOOD ZONE

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
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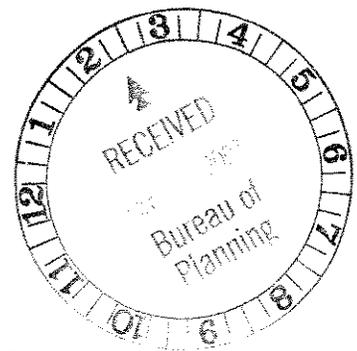
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THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND A ANGULAR ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10000+ FEET

EQUIPMENT USED: TOPCON GTS-2



Site Plan for

William Gunn Z-07-25



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED

*Jeffrey J. Johnson*  
 JEFFREY J JOHNSON R.L.S. 2505

<p>JOHNSON SURVEYING</p> <p>804 Peachtree Forest Ave        Norcross Ga. 30092        678-557-1449</p>	<p>LAND LOT 139        DISTRICT 14        Fulton County, Ga        Murphy Realty Co. s/d        Lot 62        1280 Ralph D Abernathy Blvd.</p>
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RCS# 1104  
4/16/07  
2:57 PM

Atlanta City Council

REGULAR SESSION

0629

MULTIPLE

07-0-0602,0571,0599,0626-0638,0642

REFER ZRB/ZONE

YEAS: 10  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 1  
ABSENT 1

Y Smith	Y Archibong	E Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	NV Willis
NV Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE

City Council  
Atlanta, Georgia

07-0-0629

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# Deed to Secure Debt

1673144

THIS INDENTURE, made this May 15 19 81 between

1083216

William H. Gunn of Fulton County

Georgia, of the first part, hereinafter called the "Member," and **FULTON FEDERAL SAVINGS AND LOAN ASSOCIATION OF ATLANTA**, Georgia, of the second part, hereinafter called the "Association,"

WITNESSETH, That the Member has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Association, its successors and assigns, all that tract or parcel of land (hereinafter sometimes called the "property" and the "premises"): lying and being in Land Lot 139 of the 14th District of **Fulton County**, Georgia, being Lot 62, Murphy Realty Company Subdivision **AND ACCEPTED** recorded in Plat Book 8, page 117, Fulton County Records, and being more particularly described as follows:

AUG 18 1993

BEGINNING at a point located on the southwest ~~side~~ <sup>back</sup> of Gordon Street 54.8 feet northwesterly from the intersection ~~of the~~ <sup>with the</sup> southwesterly side of Gordon Street with the westerly side of Atwood Street, said point of beginning also being at the intersection ~~of the~~ <sup>formed by the</sup> southwesterly side of Gordon Street with the line dividing Lots 61 and 62, said subdivision; running thence northwesterly along the southwesterly side of Gordon Street 53 feet to Lot 63, said subdivision; running thence southerly along the easterly line of said Lot 63 a distance of 161.7 feet to a point; running thence easterly 52.7 feet to said Lot 61; running thence northerly along the westerly line of said Lot 61 a distance of 156 feet to the southwesterly side of Gordon Street and the point of beginning; being improved property and having a house located thereon known as No. 1280 Gordon Street, according to the present system of numbering houses in the city of Atlanta, Georgia, as per survey prepared by A. S. Giometti, Land Surveyor, dated April 14, 1981.



MADE IN FULL

5-21-93  
DATE

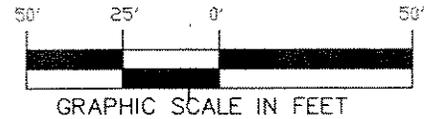
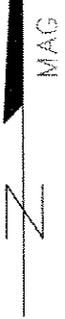
7-07-25

GEORGIA, Fulton County, Clerk's Office Superior Court  
Filed & Recorded, MAY 18 1981 at 2:70 *Debra J. Price*

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100 YEAR FLOOD ZONE

LEGEND

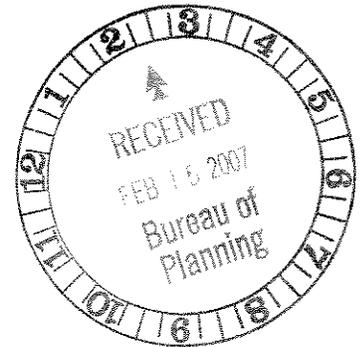
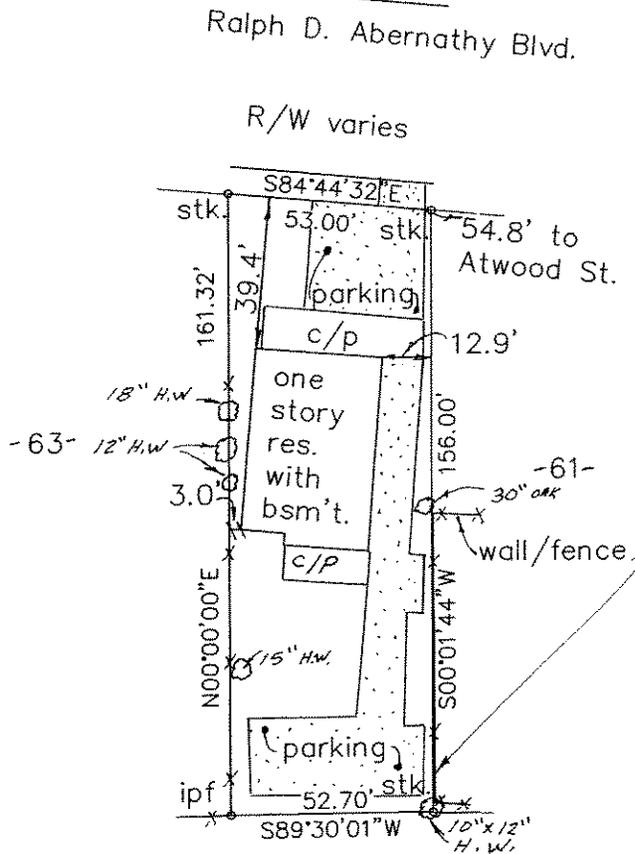
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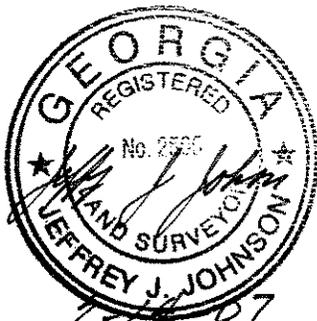
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Site Plan for

William Gunn

2-07-25



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<p>JOHNSON SURVEYING</p> <p>804 Peachtree Forest Ave Norcross Ga. 30092 678-557-1449</p>	<p>LAND LOT 139 DISTRICT 14 Fulton County, Ga Murphy Realty Co. s/d Lot 62 1280 Ralph D Abernathy Blvd.</p>	
<p>DATE: 2-14-07</p>	<p>SCALE: 1"=50'</p>	<p>JOB NO: 07-20</p>